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PRESS STATEMENT FROM THE PREMIER (MR. DUNSTAN)

HOUSING TRUST DEVELOPMENT.

14/7/71.

An extensive medium-density development of rental accommodation, to be carried out by the S.A. Housing Trust, was announced today by the Premier, (Mr. Dunstan).

Some 103 acres of land at Semaphore Park, adjacent to Pt. Adelaide, will be developed at an estimated cost of \$8M.

It will provide for about 900 dwelling units in the form of apartment, row and courtyard houses as well as flats for elderly people. Previously low-lying swamp, the area has been engineered and reclaimed by dredging as part of the West Lakes scheme, Mr. Dunstan said.

The Housing Trust will use a system of planning known as the "Radburn Principle" in which residential units are clustered to provide large areas of open space, interlaced with pedestrian walkways but zoned away from vehicular traffic.

The units will overlook gardens and park strips, while cul-de-sacs and service lanes will be built solely for the use of motor vehicles. This type of development allows for safe and free pedestrian movement.

Mr. Dunstan, who is also Housing Minister, stated that the Trust and West Lakes planners have co-ordinated plans to provide for pedestrian access to the neighbourhood shopping and commercial centre.

In most cases, school children in the new development would have only one major road to cross. The feasibility of an underpass system was being examined with a view to providing totally separated pedestrian and vehicular traffic.

This new approach to development reflected the changing role of the Housing Trust, Mr. Dunstan said. In addition to providing economical housing, the Trust was taking an active part in the field of urban planning.

The well-designed cluster type development planned for Semaphore Park will help reduce housing costs by making economical use of land within an already established area. Normal single allotment subdivision and the construction of detached

dwellings would prove impractical and uneconomical because of high land costs.

Tenders will be called early next year and first occupancy is expected by late 1972.
